



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD15-31
APPLICANT: Chickasaw Nation Industries, Inc.
DATE: October 8, 2015
LOCATION: South end of John Saxon Boulevard
TO: Interested Neighbors
WARD: 5
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a PUD (Planned Unit Development) Amendment

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider an amendment to the Planned Unit Development for Corporate Addition and the preliminary plat of an additional lot.

Please join us for a Pre-Development discussion of this proposal on Thursday, October 22, 2015 from 5:30 p.m. until 6:00 p.m. The meeting will be held in the Multi-Purpose Room of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

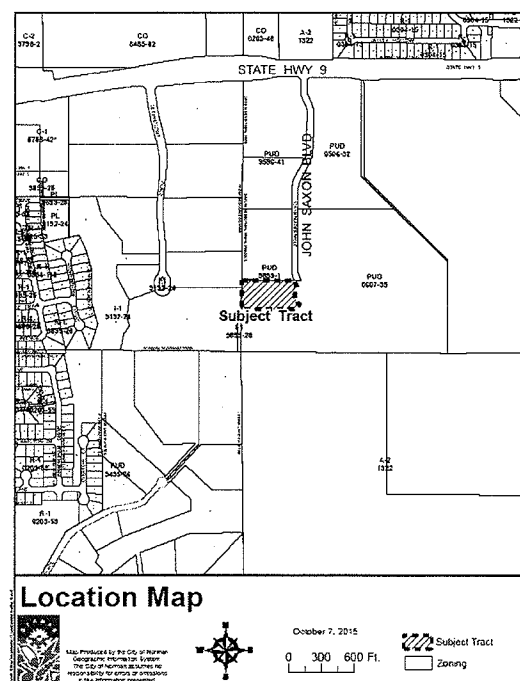
This applicant has filed a concurrent application for Planning Commission consideration of this project at their November 12, 2015 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP



SEAN PAUL RIEGER
ATTORNEY AT LAW • ARCHITECT
S.P. RIEGER PLLC
136 THOMPSON DRIVE
NORMAN, OKLAHOMA 73069-5245
E-MAIL: SP@RIEGERLLC.COM

TELEPHONE: 405.329.6070

FACSIMILE: 405.329.7103

5 October 2015

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

I represent the Owner in the attached Application for a Pre-Development Information Meeting. We are submitting an Application for Preliminary Plat and slight revisions to the Planned Unit Development (PUD zoning district).

Chickasaw Nations Industries, Inc. ("CNI") proposes to construct a 25,000 SF single story building of tilt up concrete construction that is complimentary to their existing building located immediately north of the subject property. The new project will have similar colors and have similar features such as punched window / glazing, a canopied entry and associated site development.

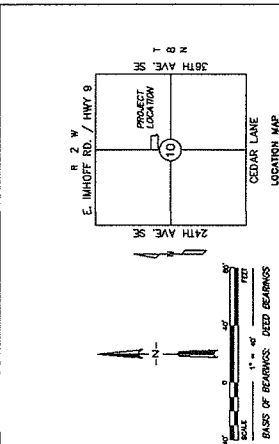
The use of the building is planned to be office and light industrial uses as similar to the immediately surrounding developments. The building will feature a Business Occupancy per the International Building Code and will house multiple tenants. The building and all associated site development will be constructed to meet all applicable codes and ordinances.

We respectfully request your support for this Application. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,
S.P. RIEGER PLLC



By: Sean Paul Rieger
Attorney at Law ▪ Architect ▪ Broker



Surveying By: **Ricky L. Johnson** PLS #1330
LEMKE
 LAND SURVEYING

Engineering By: **J. Bret Cabbiness** PE #0003 of
Cabbiness
 Engineering, Inc.
 10000 Highway 24, N.
 Spring Grove, MN 56007

[illegible]

CA 95775 FPO, DNTF L005 8
NTRC (Army) FPO@DNTF.com
Last Date of Survey June 18, 2015

FIRE HYDRANT

—●—

SECURITY FENCE

SANITARY SEWER MANHOLE

STORM DRAIN MANHOLE

SWIMMER HEAD

SWIMMER VALVE

WATER METER

WATER VALVE BOX

ELECTRIC RISER

ELECTRIC METER

FIRE PROTECTION VALVE

WATER LINE

STORM DRAIN LINE

FIBER OPTIC LINE

UNDERGROUND ELECTRIC DESIGN CONTOUR

CURB AND GUTTER

CONCRETE

ASPHALT

GRAVEL

LEGEND

A PORTION OF THE SOUTHWEST QUARTER OF THE INDUSTRIAL QUARTER (SW¼A) NE¼A) OF SECTION TEN (TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE ANADARKO MERIDIAN, NOWMAN, CLEVELAND COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAO SW¼A NE¼A; A DISTANCE OF 386.9 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 07°05'W E ALONG THE WEST LINE OF SAO SW¼A NE¼A A DISTANCE OF 274.68 FEET;

THENCE S 10°55'14"E ALONG THE SOUTH LINE OF LOT 1, BLOCK 1, SHAW INDUSTRIAL PARK, PHASE II, A PLANNED UNIT DEVELOPMENT, A DISTANCE OF 462.11 FEET;

LEGAL DESCRIPTION:

THENCE S 34°38'38" E A DISTANCE OF 192.42 FEET;

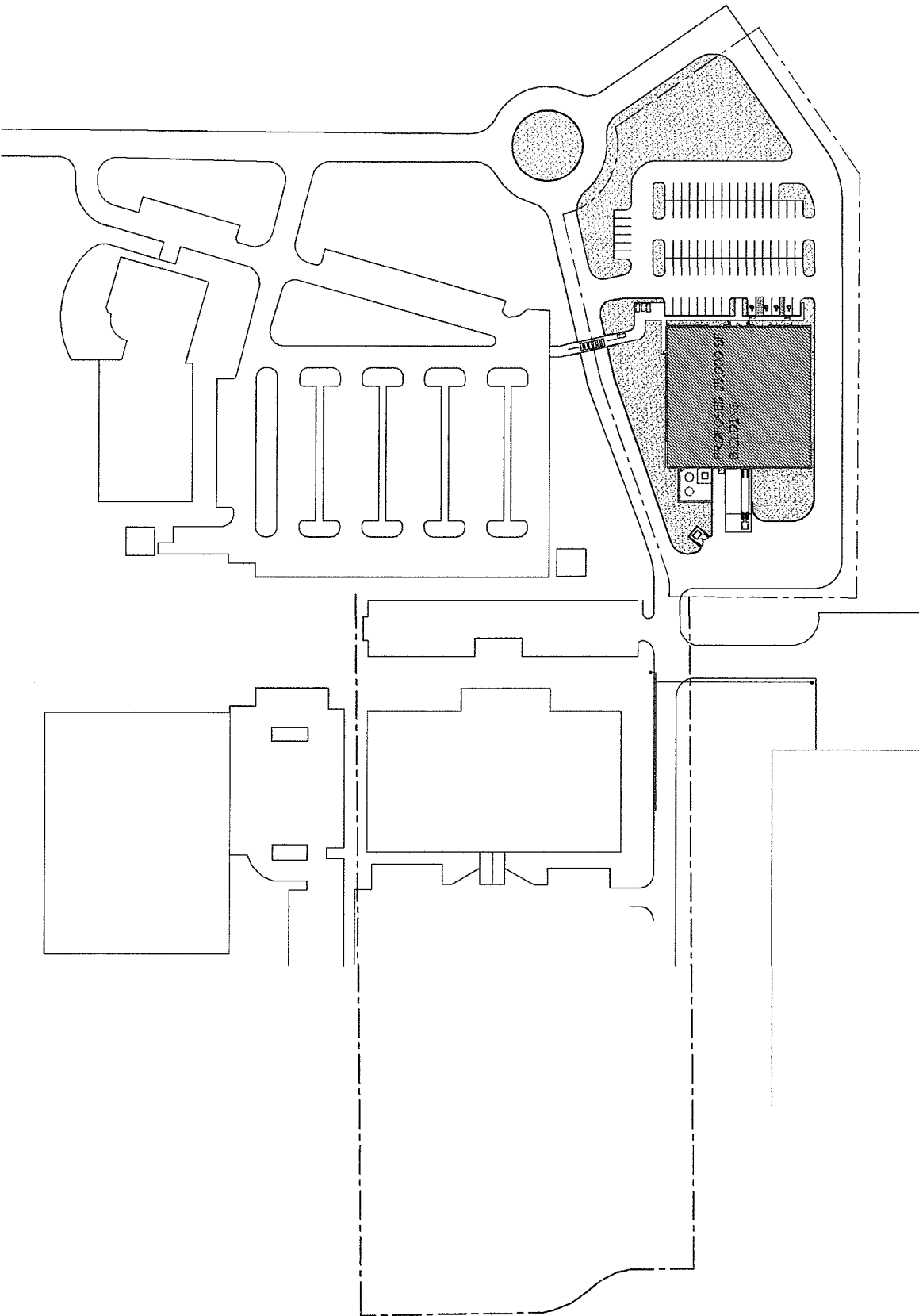
THENCE N 89°36'06" W A DISTANCE OF 466.34 FEET TO THE POINT OF

FOR THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION FURNISHED.

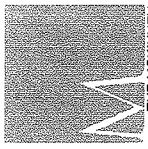
Surveying By: Robby L. Johnson PLS #1539 of Engineering By: J. Brent Coddhause PE #18003 of

LAND SURVEYING
AN ENVIRONMENTAL COMPANY
215120 7-999 427-3146 x10
10000 01/00/00/01/01
215120 7-999 427-3146 x10

[illegible]



3 PROPOSED SITE DEVELOPMENT PLAN
SCALE: 1/8" = 1'-0"

 <p>THE MCKINNEY PARTNERSHIP ARCHITECTS, P.C. 3000 West Main Suite 200 Norman, Oklahoma 73069-1400 405.364.8321 tmprc@a.com</p>	Sheet: PRELIMINARY - NOT FOR CONSTRUCTION	Project: Chickasaw Nation Industries Office Building 2469 JOHN SAXON BLVD. NORMAN, OKLAHOMA	Issue Date: 10/20/2015 Prepared For: Chickasaw Nation Prepared By: [Name] Reviewed By: [Name]	Project Number: CM07215	Sheet Title: PROPOSED SITE DEVELOPMENT PLAN	Sheet Number: A1.2
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